



Dixie Womble
Escrow Assistant

Mason County Title Company
124 N 2nd Street
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December 30, 2019

Port of Allyn, a Washington municipal corporation
PO Box 1
Allyn, WA 98524

RE: Escrow Number: 20196967
Property Address: 18512 E State Route 3
Allyn, WA 98546

The closing of your transaction on the above referenced property has now been completed. Enclosed, please find a copy of the document(s) listed below.

- Final Settlement Statement
- Statutory Warranty Deed

We appreciate having had this opportunity to be of service to you. If you have any questions on this transaction or if we can be of help to you in the future, please do not hesitate to call.

Sincerely,

Mason County Title Company

Donna Dotson
Escrow Closer

Enc.

2123465 Mason County WA

12/30/2019 02:49:37 PM SWD

eRecorded #133928 RecFee: \$104.50 Pages: 2

MASON COUNTY TITLE CO

WHEN RECORDED RETURN TO:

Port of Allyn, a Washington municipal corporation
18560 East State Highway 3
Allyn, WA 98524

AFFIDAVIT
No 42986
WA R.E. EXCISE TAX
Dec 30 2019
PAID \$5,090.80
LISA FRAZIER
Treasurer Mason County

Escrow Number: 20196967

Filed for Record at Request of: *Mason County Title Company*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Denise Ogren and Mitchell Ogren, wife and husband for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Port of Allyn, a Washington municipal corporation the following described real estate, situated in the County of Mason, State of Washington:

Lot 1, Block 9, The Town of Allyn, Volume 1 of Plats, page 17, records of Mason County, Washington;

TOGETHER WITH all that portion of the West half (W 1/2) of vacated Gross Street adjoining said Lot on the East, and that portion of the East half (E 1/2) of the vacated alley adjoining said Lot on the West, which attached thereto by operation of law upon their vacations.

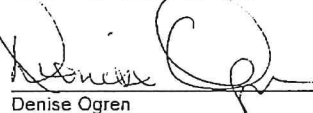
Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached Exhibit "A."

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 1, Blk 9, Allyn

Tax Parcel Number(s): 12220-50-09001

Dated: December 05, 2019


Denise Ogren


Mitchell Ogren

State of Washington

ss.

County of Mason

I certify that I know or have satisfactory evidence that Denise Ogren and Mitchell Ogren are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 13, 2019





Notary name printed or typed: Donna Dotson
Notary Public in and for the State of WA
Residing at Elma
My appointment expires: 11.08.2023

EXHIBIT "A"
EXCEPTIONS

1. EASEMENT. Subject to "any public easements that may exist thereon", as provided in Order of Vacation recorded December 5, 1967, Auditor's File No. 230930.
2. We note a record of survey affecting the subject property.
Recorded: September 26, 1996.
Volume 21 of Surveys, page 176.
Auditor's File No. 634754.
3. RIGHT OF ENTRY recorded August 18, 2000, Auditor's File No. 1716762.
Refer to instrument for a more particular statement.

WHEN RECORDED RETURN TO:

Port of Allyn, a Washington municipal corporation
18560 East State Highway 3
Allyn, WA 98524

Escrow Number: 20196967

Filed for Record at Request of: **Mason County Title Company**

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File Number: 20196967 **Mason County Title Company**
 Print Date & Time: 12/30/2019 4:44 PM **124 N 2nd Street, PO Box 278**
 Escrow Officer: Donna Dotson **Shelton, WA 98584**
 Settlement Location: 124 N 2nd Street, PO
 Box 278
 Shelton, WA 98584

Property Address: Property Address
 18512 E State Route 3 Allyn, Washington 98546

PIN
 12220-50-09001

Buyer: Port of Allyn, a Washington municipal corporation - PO BOX 1, Allyn, WA 98524

Seller: Denise Ogren - PO Box 662, Allyn, WA 98524
 Mitchell Ogren - PO Box 662, Allyn, WA 98524

Lender:

Settlement Date: 12/30/2019

Disbursement Date: 12/30/2019

Additional dates per state requirements: 12/30/2019

I hereby certify this is
 a true and accurate copy
 of the original document.

Denise Ogren

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$286,000.00	
Deposit Additional		\$90,934.52
Deposit Funds To Close from State of Washington		\$194,916.38
Prorations/Adjustments		
County Taxes 12/30/2019 to 1/1/2020	\$7.52	
Earnest Money Deposit from Broughton Law Group		\$1,000.00
Title Charges & Escrow/Settlement Charges		
Settlement Fee Sales Tax to Mason County Title Company	\$57.20	
Title - Settlement Fee to Mason County Title Company	\$650.00	
Government Recording and Transfer Charges		
E-Recording Fees to Mason County Title Company	\$4.35	
E-Recording Fees to Mason County Title Company	\$104.50	
	Debit	Credit
Subtotals	\$286,823.57	\$286,850.90
Due To Borrower/Buyer	\$27.33	
Totals	\$286,850.90	\$286,850.90

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Mason County Title Company to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

PORT OF ALLYN, A WASHINGTON MUNICIPAL CORPORATION

Date

Larry Coppola, Executive Director

Donna Dotson

Date